



CPA-2017-002

NMIA Plan Amendments

Presentation to the
Milwaukie City Council

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Background

- Project goal: Implement the NMIA Framework Plan and Implementation Strategy



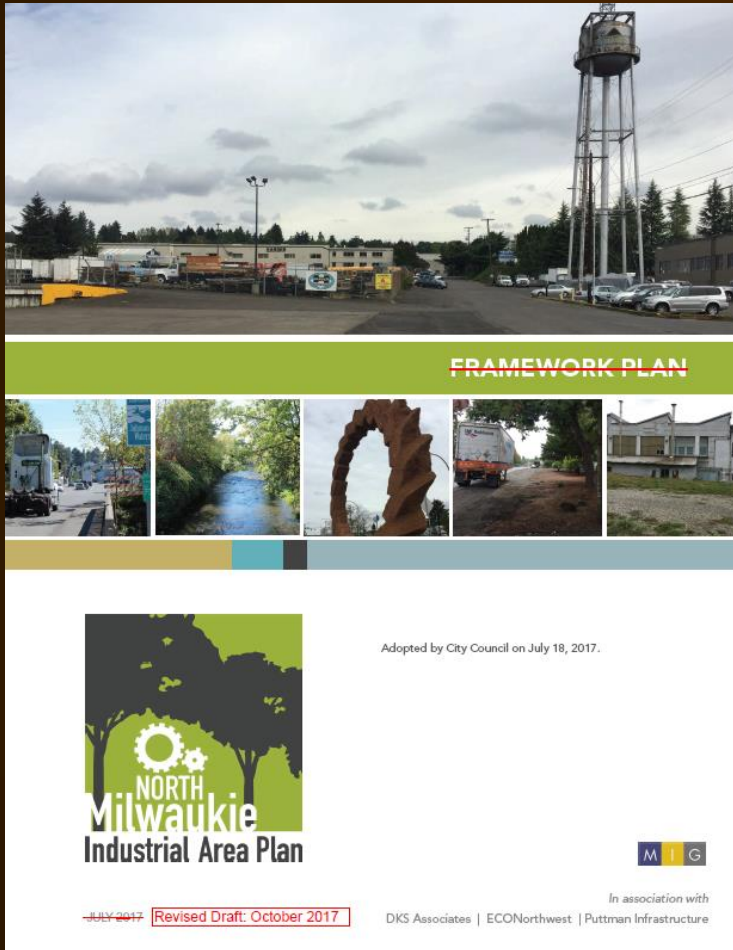


Summary of Plan Amendments

- Changes to the NMIA Plan
 - Inclusion of remaining TSAP items
- Repeal of the Tacoma Station Area Plan (TSAP)
- Updates to the Transportation System Plan (TSP)
 - Where the TSP references the TSAP and/or to reflect the projects identified in the NMIA Plan.
- Updates to the Comprehensive Plan
 - Chapter 4 – Land Use – Economic Base and Industrial/Commercial Land Use Element
 - Amend the Tacoma Station Area



NMIA Plan Changes



- Simplify document name: NMIA Plan
- Remove Appendices and reference standalone background documents where necessary
- Note repeal of TSAP
- Add Natural Features map and narrative
- Update new Zone names: MUTSA and NME



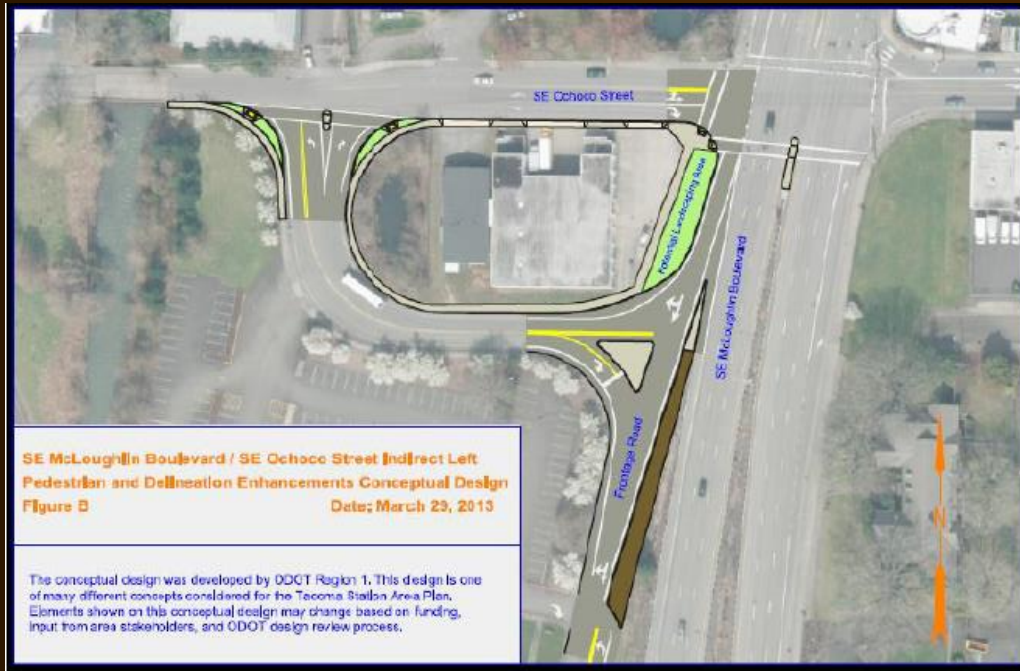
NMIA Plan Changes



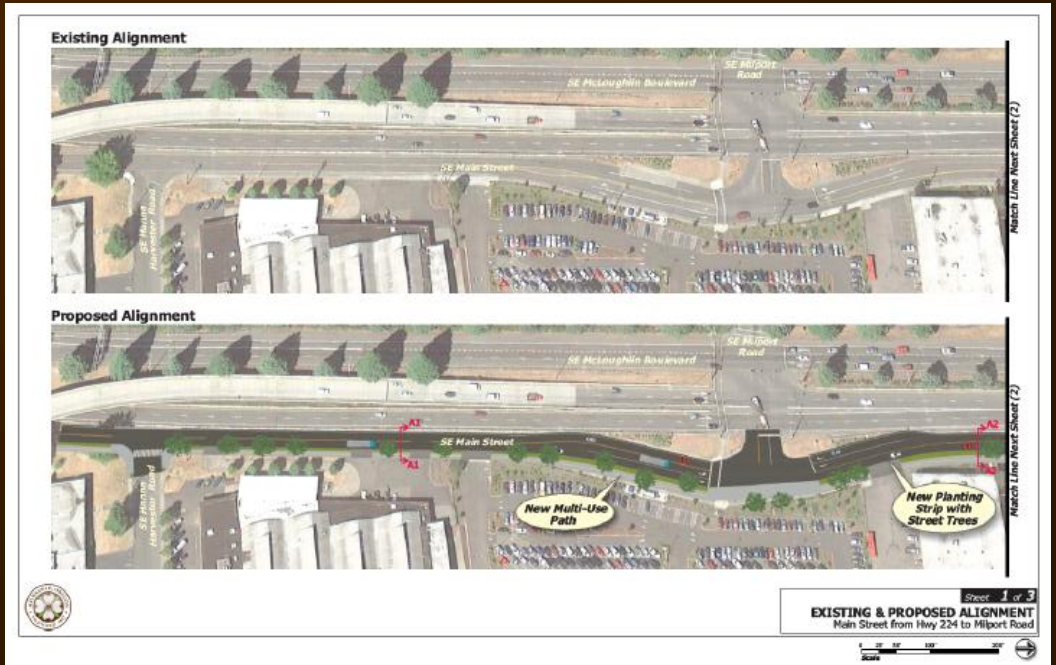
- Insert Figures for conceptual cross-sections:
 - Ochoco Street
 - Main Street
 - Mailwell Drive
 - Stubb Street
 - 40' and 60' local streets
- Insert ODOT concept for Ochoco Street
- Insert proposed Main Street alignments



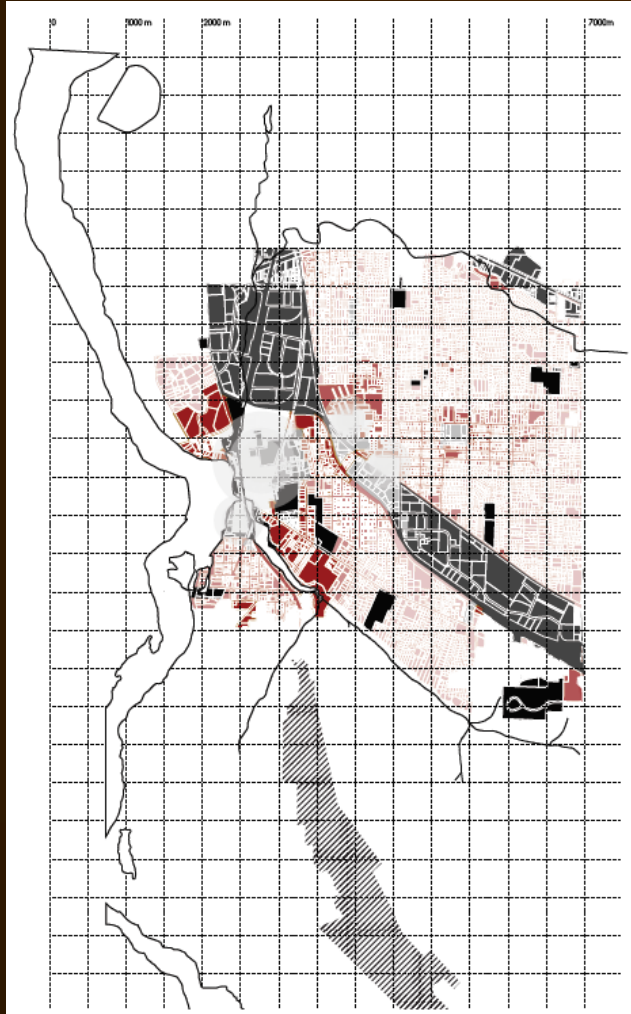
Ochoco Concept



Main Street alignment



NMIA Plan Changes

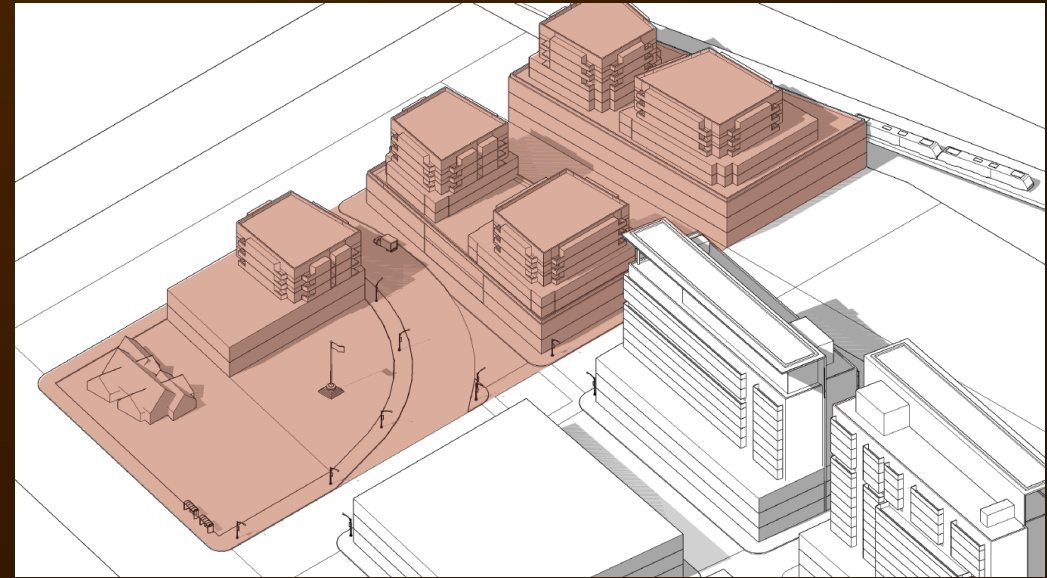


- Add Site Design Elements – narrative and example images
- Add project detail to Non-Motorized Street Network and Improvements #12: Include a stairway from the Springwater Corridor to McLoughlin Blvd on the west side
- Additional language refinements throughout the document



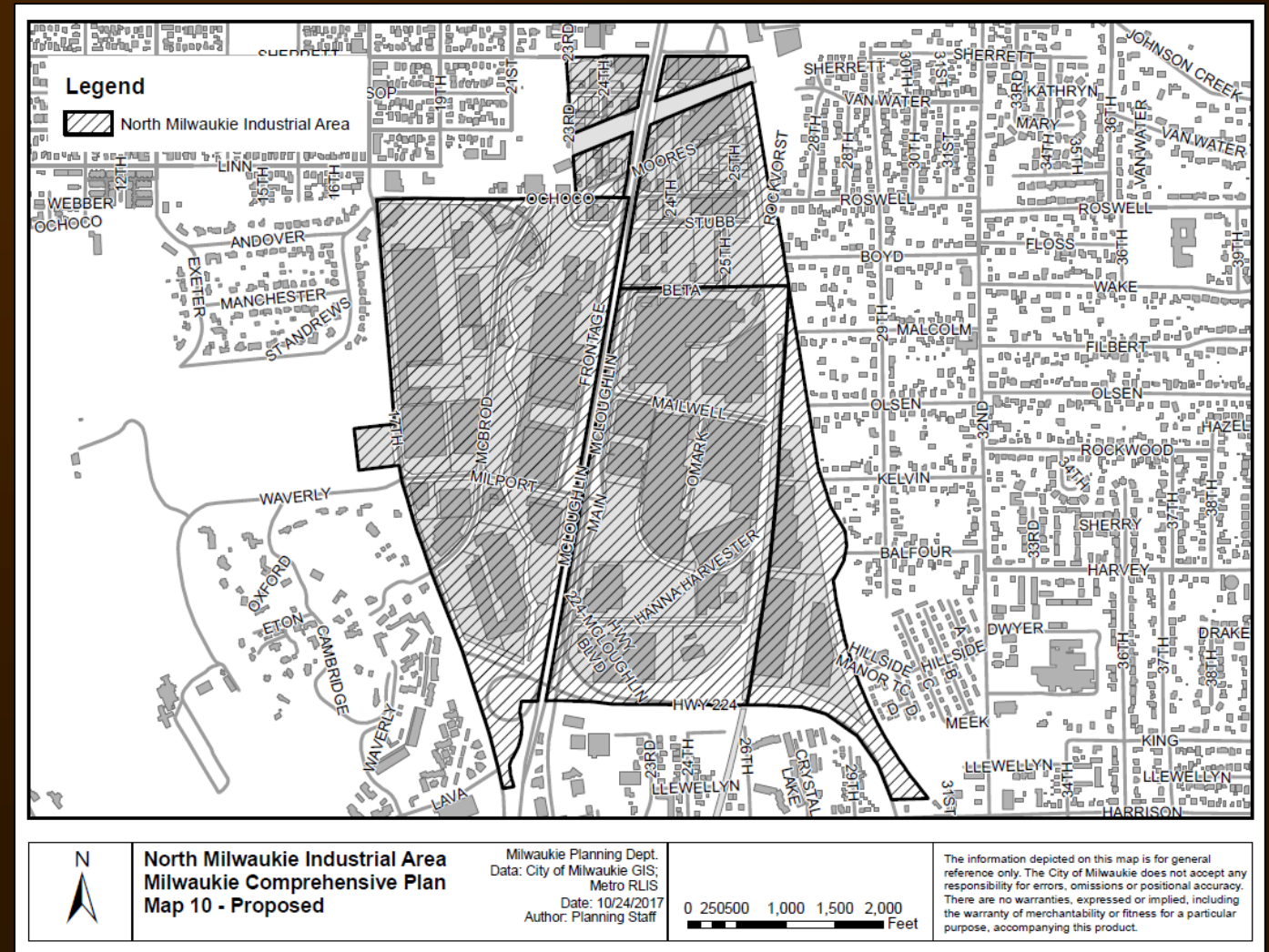
Transportation System Plan Amendments

- Includes identified NMIA projects in the TSP
- Reconciles TSAP with NMIA in the tables and narrative



Comprehensive Plan Amendments

- New Objective #17
– North Milwaukie Industrial Area
– This new objective adopts and implements the NMIA Plan
- New Map 10 –
North Milwaukie Industrial Area



Summary of Code Amendments

- Reduce the total number of zones in the NMIA from 5 to 2
 - Combine the Manufacturing Zone and Tacoma Station Area Overlay Zone Subarea 4 areas into a new North Milwaukie Employment Zone (NME)
 - Combine Tacoma Station Area Overlay Zone Subareas 1-3 into a single new Tacoma Station Area Mixed-Use Zone (MUTSA)
- Delete the Tacoma Station Area Overlay Zone
- Propose code language that is organized in a way that is more consistent with the Commercial Mixed-Use Zones

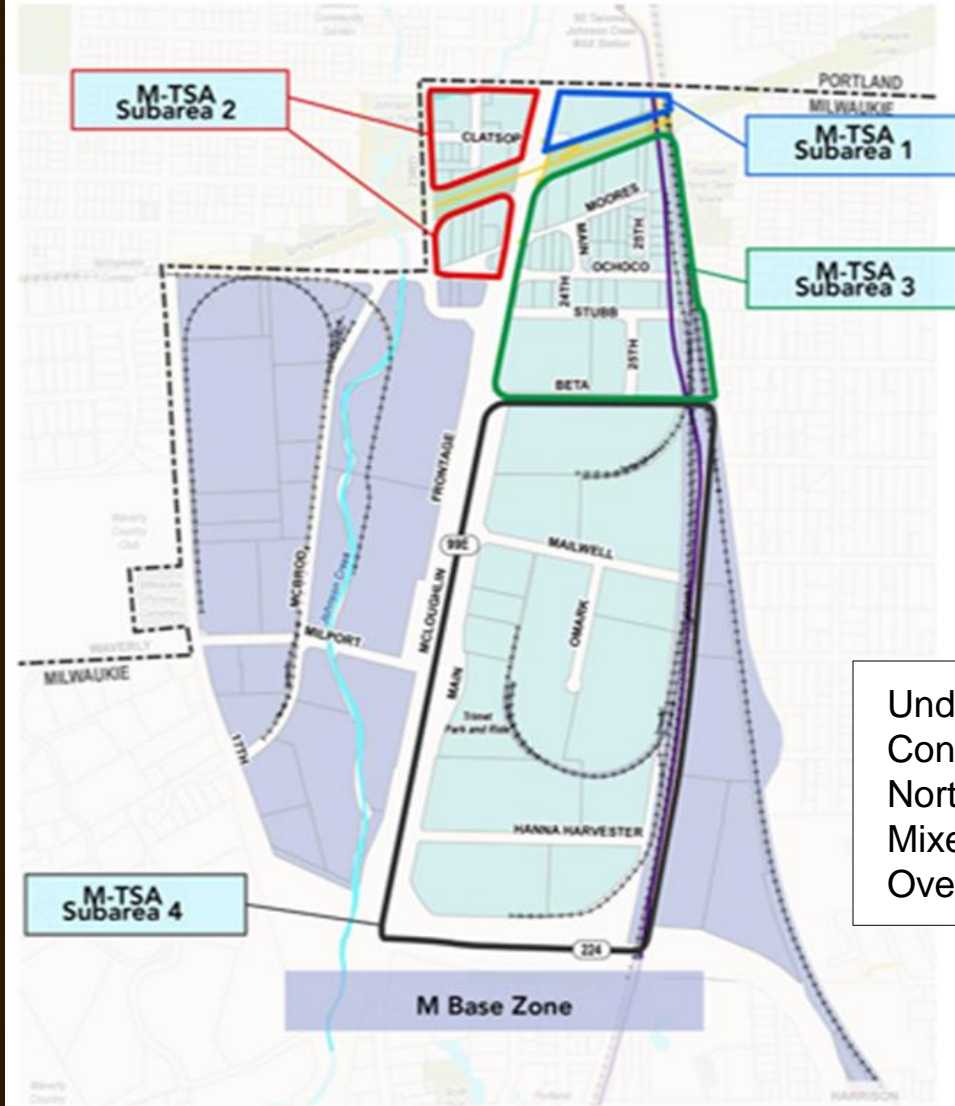


Code Amendments – Design Questions

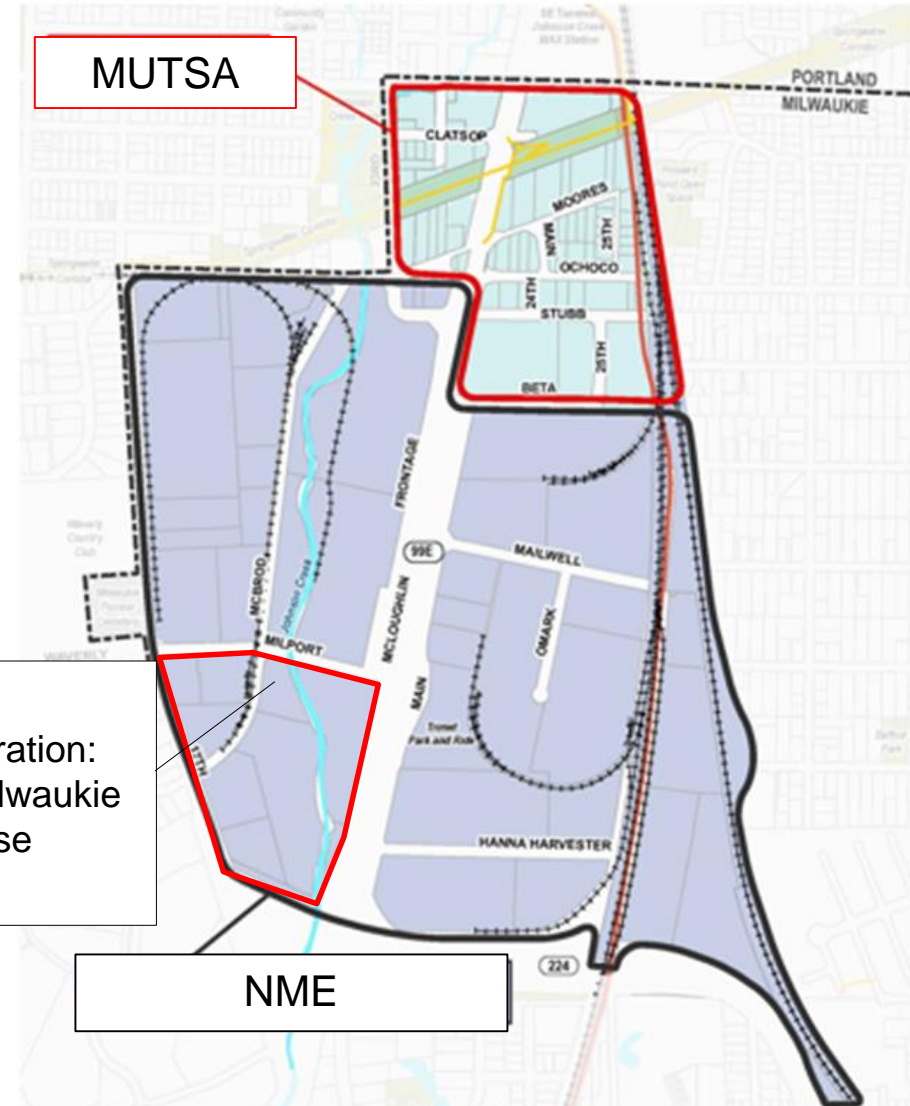
- Key streets
- Setbacks
 - Parking in the front yard?
- Minimum landscaping
- Building design standards
- Applicability of requirements
 - Thresholds; redevelopment triggers

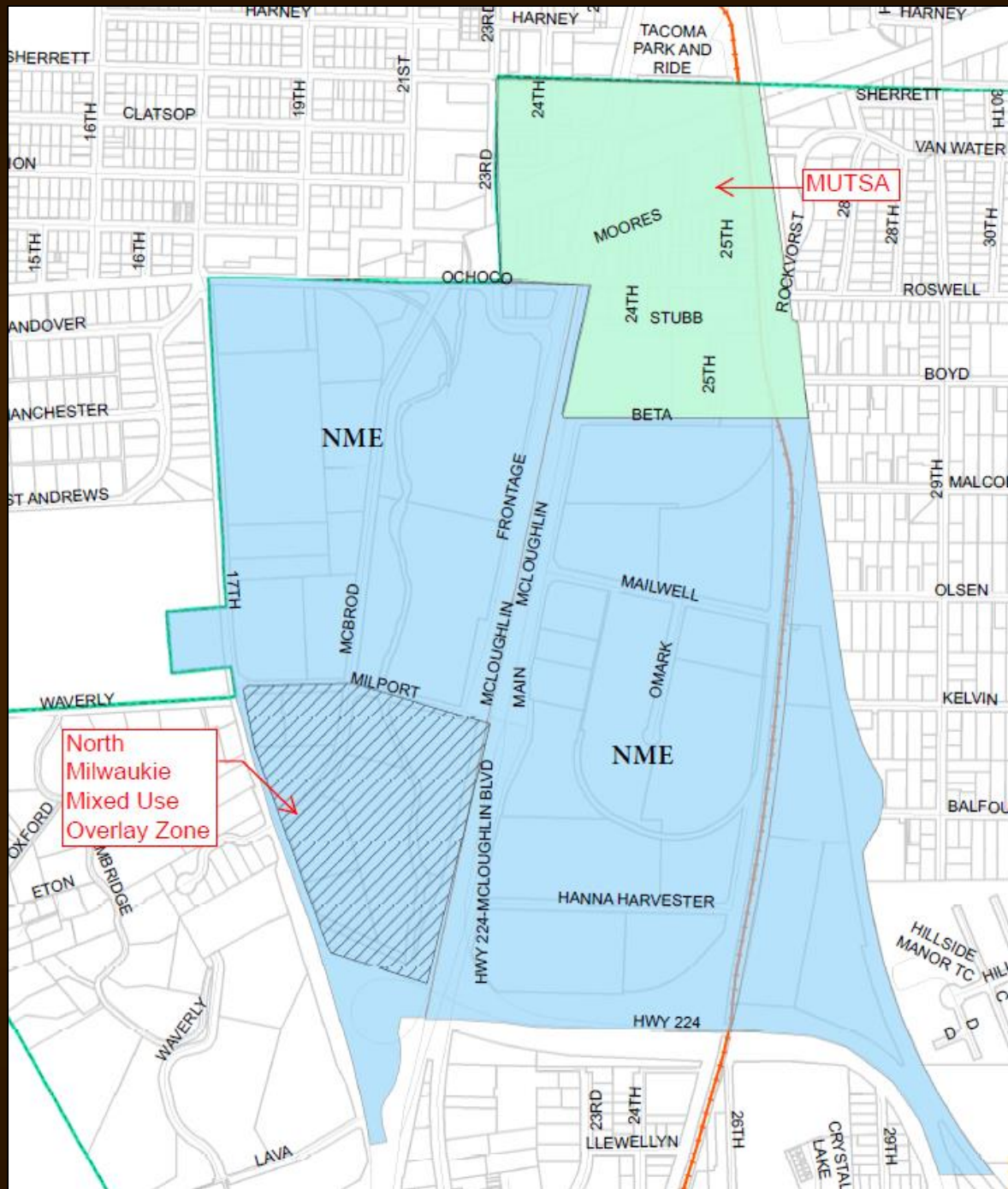


Current Zoning



Proposed Zoning





Process to Date and Next Steps

- 10/10: PC worksession #1
- 10/24: PC worksession #2
- 11/13: DLC worksession #1
- 11/28: PC hearing #1 – plan amendments
- 12/4: DLC worksession #2
- 12/12: PC hearing #2 – zoning code amendments
- 12/19: Council work session #1
- 1/9: PC hearing #3 - vote
- 1/16: Council work session #2
- 2/6: Council hearing #1
- 2/20: Council hearing #2
- 3/6: Council hearing #3

